



# OLD LYME MARKETPLACE

OLD LYME, CT

RETAIL SPACE FOR LEASE



# OLD LYME MARKETPLACE



## PROPERTY INFORMATION

102,500± SF grocery anchored shopping center located on the heavily traveled Route 1 in Old Lyme, CT.

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Anchored by Big Y World Class Market, one of the region's premier supermarkets, and a mix of national, regional, and local tenants. The center's occupancy is at 89%.

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Situated immediately off exit 70 on Interstate 95 ( $\pm$ 68,996 vehicles per day), the property sits in the heart of the primary trade corridor at a signalized intersection on Route 1 ( $\pm$ 9,500 vehicles per day).

....

584 dedicated parking spaces available for customers and employees.

## SPACE DETAILS

**Available space from 947 sf - 9,600 sf**

....

Available immediately



# SITE PLAN

## TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
01	Available	3,500
02	Grenier Lender Accounting - 2 <sup>nd</sup> Floor	1,000
03	Walgreens	9,600
04	Available	1,798
05	Select Physical Therapy	1,564
06	Lease Out	1,564
07	Best Cleaners	1,564
08	Big Y	39,684
09	Alpha Aquatic Arts	1,414
10	Available	1,414
11A	HUB International	2,102
11B	Angler Adventures - 2 <sup>nd</sup> Floor	1,115

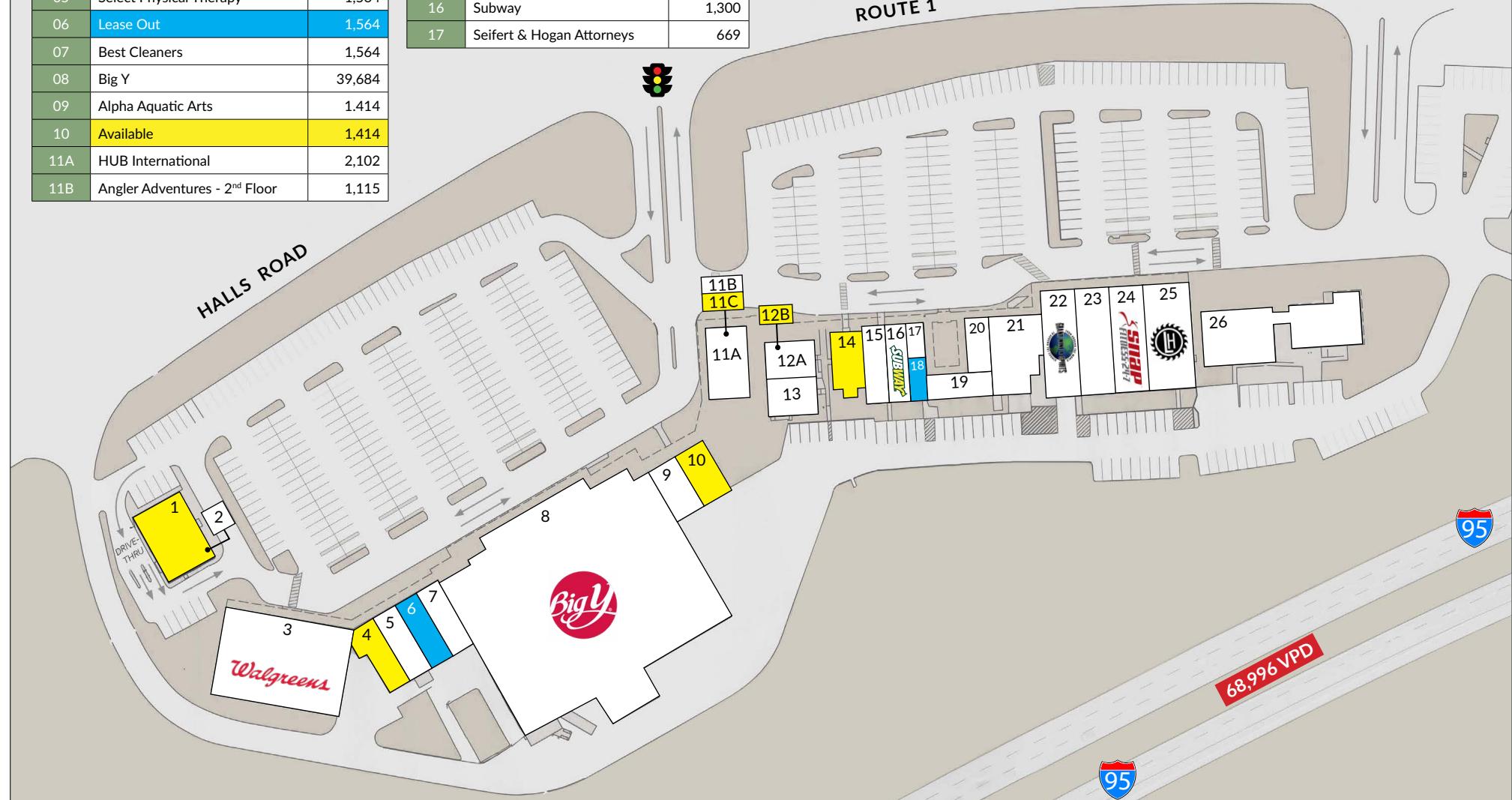
11C	Available - 2 <sup>nd</sup> Floor	947
12A	Coldwell Banker	2,574
12B	Available - 2 <sup>nd</sup> Floor	1,030
13	Personal Business Services	1,254
14	Available	1,510
15	Old Lyme Women's Exchange	1,219
16	Subway	1,300
17	Seifert & Hogan Attorneys	669

18	Lease Out	676
19	Face Skin Care	585
20	Lyme Beauty Nail Salon	1,530
21	Stumble Inn	2,900
22	Grand Wine & Spirits	3,471

23	Office Express	2,130
24	Snap Fitness	2,600
25	Old Lyme Hardware	5,000
26	Bowerbird Gift Shop	6,730

9,517 VPD

ROUTE 1



# DEMOGRAPHICS AT 3, 5, AND 7 MILE RADIUS

## 3 MILE RADIUS:



Total Population: 8,383

Households: 3,656

Daytime Population: 9,697

Median Age: 51.7



Average Household Income: \$205,955

Median Household Income: \$125,632

## 5 MILE RADIUS:



Total Population: 28,136

Households: 12,484

Daytime Population: 25,738

Median Age: 51.1



Average Household Income: \$181,941

Median Household Income: \$125,036

## 7 MILE RADIUS:



Total Population: 50,116

Households: 22,150

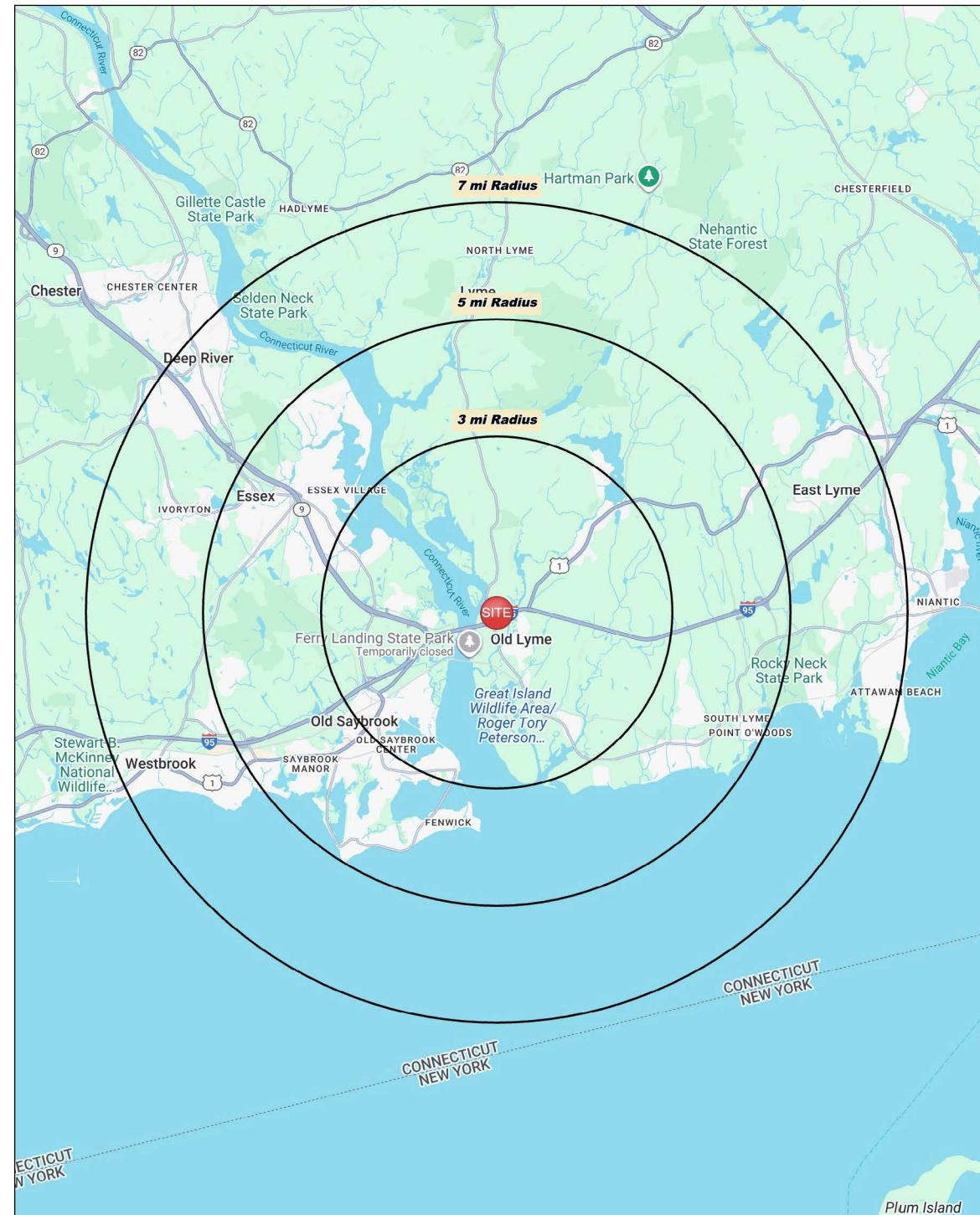
Daytime Population: 39,314

Median Age: 49.9

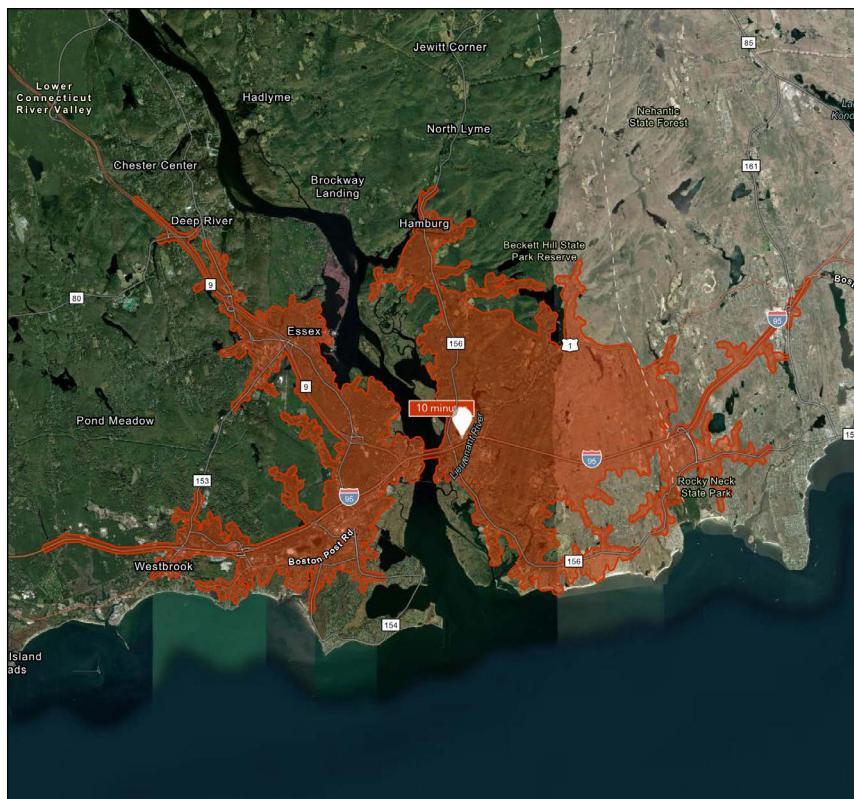


Average Household Income: \$163,420

Median Household Income: \$114,548



# 10 MINUTE DRIVE TIME



## TOTAL RETAIL SALES

Includes F&B



**\$229,753,056**

## EDUCATION

Bachelor's Degree or Higher



**52%**

## OWNER OCCUPIED HOME VALUE

Average



**\$621,096**

## KEY FACTS

**16,213**

Population

**53.6**

Median Age

**\$104,607**

Median Household Income

**21,619**

Daytime Population

## TAPESTRY SEGMENTS

Exurbanites 2,883 Households	Golden Years 1,266 Households	Savvy Suburbanites 1,192 Households
<b>Socioeconomic Traits</b>  This labor force is beginning to retire. Participation has declined to less than 60%. Residents are college educated; nearly 81% have some college education.	<b>Socioeconomic Traits</b>  Independent, active seniors nearing the end of their careers or already in retirement. Older market w/ Median age of 52. Nearly 32% of residents aged 65 or older.	<b>Socioeconomic Traits</b>  Residents are well educated, well read, and well capitalized. Families include empty nesters. Higher labor force participation rate at 67.9%.
<b>Household Types</b>  A larger market of empty nesters, married couples with no children; average household size is 2.50.	<b>Household Types</b>  Single-person households and married-couple families w/ no children.	<b>Household Types</b>  Married couples with no children or older children; average household size is 2.85.
<b>Typical Housing</b> Single Family	<b>Typical Housing</b> Single Family; Multi-units	<b>Typical Housing</b> Single Family

## ANNUAL HOUSEHOLD SPENDING

**\$4,875**

Eating Out

**\$2,917**

Apparel & Services

**\$9,076**

Groceries

**\$346**

Computer & Hardware

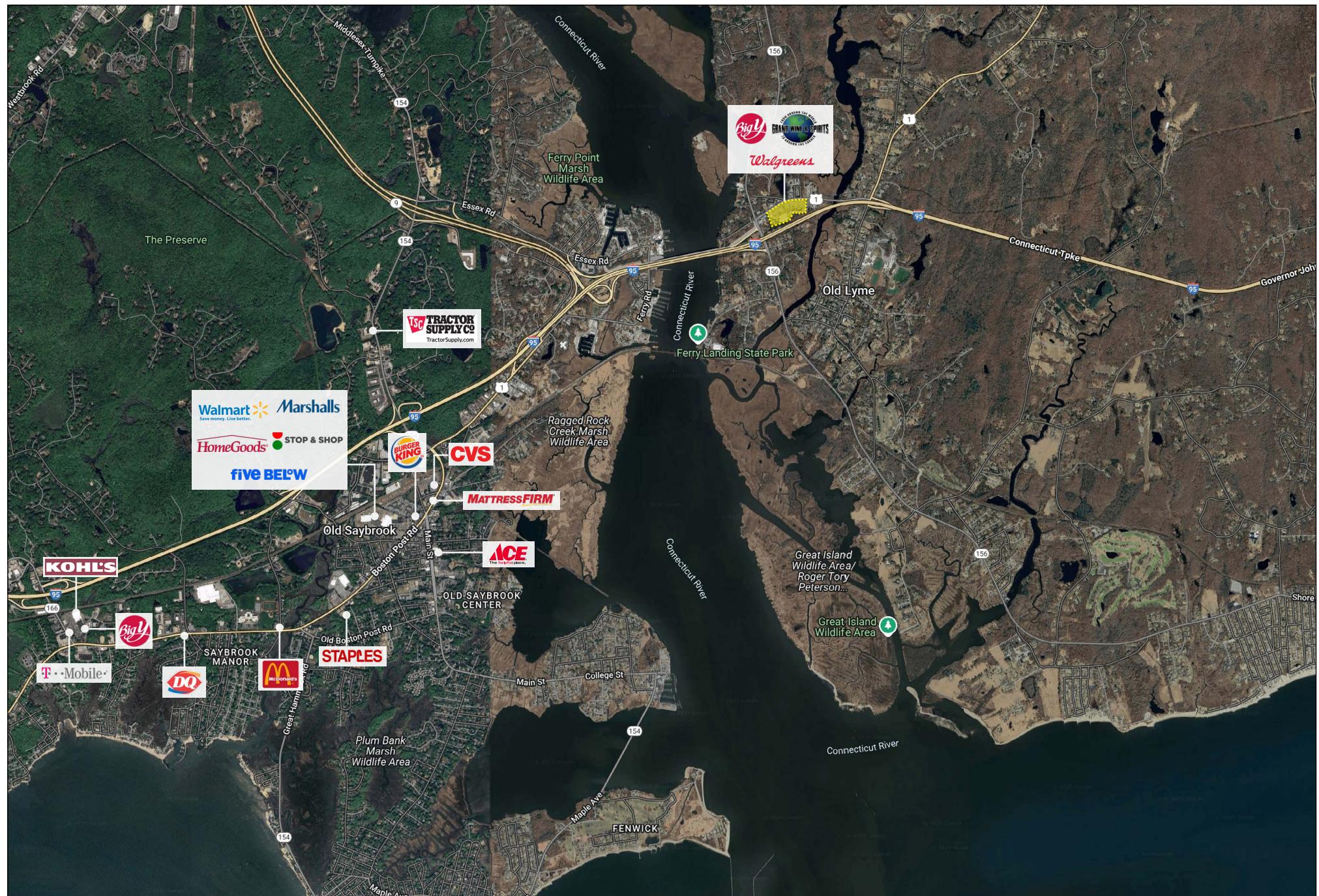
**\$10,113**

Health Care

# SITE AERIAL



# LOCAL RETAIL



# OLD LYME MARKETPLACE PHOTOS



# OLD LYME MARKETPLACE



## CHARTER REALTY

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